

MINUTES OF THE PLANNING COMMISSION MEETING HELD JUNE 1, 2005, AT 7:00 P.M., IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBER

PRESENT: Geoff Armstrong, J. Thomas Bowen, Blaine Davis, JoAnn Frost, Jerri Harwell, Doug Haymore, Jim Keane, Gordon Nicholls, Sue Ryser,

STAFF: Michael Black, Linda Dunlavy, Kevin Smith, Liane Stillman, Shane Topham

OTHERS: Scott Bracken, Don Antczak, Gordon Thomas, Soren Simonsen, Kelly Gilman, Laura Hansen, Kit Lindsey, Joe Crilly, Carol Bengtaen, Nash Grant, Gary Kershaw, Barbara Van Duren, Nancy Cleveland, Barbara Morrell, Arlen Ekberg, Ron Schroeder, William Good, Kristi Falk, Wayne Belka, Verl & Joyce Shell, Judy Brewster, Jason Hall, Clyde Gerome, Ron & Debbie Funk, Eric Montague, Michael L. Williams,

1.0 Public Comment

1.1 No public comment was received.

2.0 Cottonwood Heights General Plan Discussion

2.1 Soren Simonsen, General Plan consultant, gave an overview of the General Plan process and summarized the draft document.

2.2 Chair Bowen opened the public hearing.

2.3 Joe Crilly, 8901 South Kings Hill Drive, asked about the development in the sensitive area of the foothills and whether the new policies will follow the County's development process in this area.

Mr. Simonsen explained that zoning codes and building codes deal with those types of issues. He noted that the burden of development in sensitive areas will be on the developer to demonstrate that they can meet the required conditions.

2.4 Barbara Van Duren, 6661 Village Road, asked why Cottonwood Heights needs more low income housing when demographics show at least 70% of the housing in the City is already "modest".

2.5 Carol Bengtaen, 3597 East 8620 South, also expressed concern regarding development in the foothills. She asked the Commission not to change the 20 acre limitation for development of the hillside. She said that the trails the City wants to develop for hiking are located in the foothills and asked if plans are being developed to provide parking for hikers.

- 2.6 Nash Grant, 6951 Sunrise Hills Circle, questioned the continuation of commercial development on 2300 East, north of Fort Union Blvd.
- 2.7 Gary Kershaw, 8052 Highland Drive, asked if sales tax is the principle source of revenue for the City and what percentage of sales tax goes to the City.

Chair Bowen suggested Mr. Kershaw contact the City offices for additional information.

Mr. Kershaw asked if there is a possibility that Highland Drive will be widened and if it was widened, what the impact would be to those owning property necessary for the widening.

- 2.8 Nancy Cleveland, 8901 S Kings Hill Drive, asked if there is any plan to provide paved bicycle lanes on Wasatch Blvd or 2300 East, and whether restriping 2300 East would include a bicycle lane. She asked if UDOT could be asked to pave the shoulder of the road on Wasatch Blvd.
- 2.9 Barbara Morrell, 7703 Plum Creek Lane, expressed concern about the Salt Lake County proposed plan to close Crestwood Pool. She said that the County has not let the community as a whole know about the closure and asked the City for support in keeping the pool open.
- 2.10 Arlen Ekberg, 7135 Ponderosa Drive, expressed concern regarding speeding vehicles on Ponderosa Drive. He gave a history of the problems on Ponderosa Drive explaining that the street has become a short-cut to Highland Drive for semis, UTA buses, and other vehicles when they want to avoid waiting for traffic to clear for the left hand turn lane to southbound Highland Drive off of westbound Fort Union Blvd. (See attached letter)
- 2.11 Ron Schroeder, 8729 Kings Hill Drive, stated that no walkable areas are identified in the southeast part of Cottonwood Heights. He stated that the new park by the fire station on Wasatch Blvd. lacks access and there is no way for children to get to the park without walking on Wasatch Blvd. He asked the Commission consider access to the park.
- 2.12 William Good, 7730 S Quicksilver, stated that he is disappointed in the general plan because it is economically based and does not include enough on quality of life issues. Mr. Good asked when a detailed zoning plan will be available to the public.

Community Development Director Kevin Smith stated that the City has a draft zoning ordinance based on Salt Lake County ordinances. The final ordinance will be adopted on July 12th. Residents can get a copy of the document at the City offices.

- 2.13 Kristi Falk, 7768 South 2325 East, stated that she is concerned about safe bicycle lanes, additional open space for parks and walking, and any development past Wasatch Blvd. on the east mountains.

- 2.14 Wayne Belka, 7343 Milne Lane, asked why the City would entertain a new community center when there is a County facility in the heart of the City. He suggested the City work with the County to enhance the existing facility if necessary.

Mr. Bowen explained that the existing facility is not County-owned and that the City is considering building a government center for City offices.

- 2.15 Joyce Shell, 8088 South 2000 East, said that she is impressed with the huge undertaking that the City has gone through to put together a general plan and new ordinances. She suggested that a meeting informing property owners impacted by the transportation plan be held very soon, specifically as it relates to Highland Drive and Wasatch Blvd. She also stated that the City needs traffic control to slow people down. Ms. Shell said that Cottonwood Heights is becoming a thoroughfare for other communities and we are providing transportation services for them. She suggested traffic be diverted to the west to I-215 so traffic doesn't cut through Cottonwood Heights.

- 2.16 Judy Brewster, 7284 Promenade Drive, said that she understood that Walmart is planning to make an offer for the Mt. View Elementary School property and believes it would be a big mistake. She asked if the tax revenue from this proposed purchase will carry more weight in the City's decision making process than a park in that same area.

- 2.17 Jason Hall, 3577 Lone Brook Lane, said he was told that a committee was going to be established to lobby for conditional use permits for short term rentals.

Mr. Bowen stated that he believed it would be up to the citizens to form a committee to express their opinion on the subject. He said that Mr. Hall could make comments regarding this issue to the Planning Commission and the City Council.

- 2.18 Clyde Gerome, 3055 Brighton Circle, also expressed concern about the cut-through traffic on Ponderosa Drive and the traffic speed throughout the City.

- 2.19 Ron & Debbie Funk, 7235 Milne Lane, expressed concern about the development going on in the flood zone; and the problem with traffic to and from 1300 East when attempting to make a left hand turn on or off of Milne Lane to 1300 East.

- 2.20 Eric Montague, 6690 S Highland Drive, said that he does not want to see the City change. He does not want to see additional sidewalks installed in neighborhoods that are not conducive to sidewalks. He does not want to shovel sidewalks, or maintain the grass in the park strips. He believes that sidewalks will encourage additional traffic on the streets. He said that the City does not need to encourage or subsidize development of commercial, residential or low income housing.

- 2.21 Michael L. Williams, 2459 E Nantucket, wrote that the road between Creek Road and Brighton High School is overused and at times unsafe, and questioned what consideration has been discussed to mitigate the high volume of traffic through the residential neighborhood.
- 2.22 The public hearing portion of the meeting ended at 9:00 p.m.
- 2.23 The Planning Commission discussed the presentation and public input. They felt that the issue of quality of life needs to be reflected in the General Plan goals and objectives.
- 2.24 **MOTION:** Mr. Davis made a motion to meet next Wednesday at 5:00 p.m. to come to a consensus on proposed changes to the General Plan goals. Each Commissioner will review the goals in the General Plan and have proposed changes ready to discuss. The motion was seconded by JoAnn Frost and passed unanimously on a voice vote.
- 3.0 **Review of Amendments, Revisions, and Modifications to the Cottonwood Heights City Code**
- 3.1 Mr. Black will provide a revised copy of the proposed code changes this week for discussion at next Wednesday's meeting.
- 4.0 **Other Business (Reports by Commissioners)**
- 4.1 No reports were presented.
- 5.0 **Community Development Directors Report**
- 5.1 No report was given.
- 6.0 **Approval of Minutes**
- 6.1 Minutes were not available for approval.
- 7.0 **Adjournment**
- 7.1 Blaine Davis moved to adjourn. The motion was seconded by JoAnn Frost and passed unanimously on a voice vote. The business meeting adjourned at 9:35 p.m.